



MODIANO

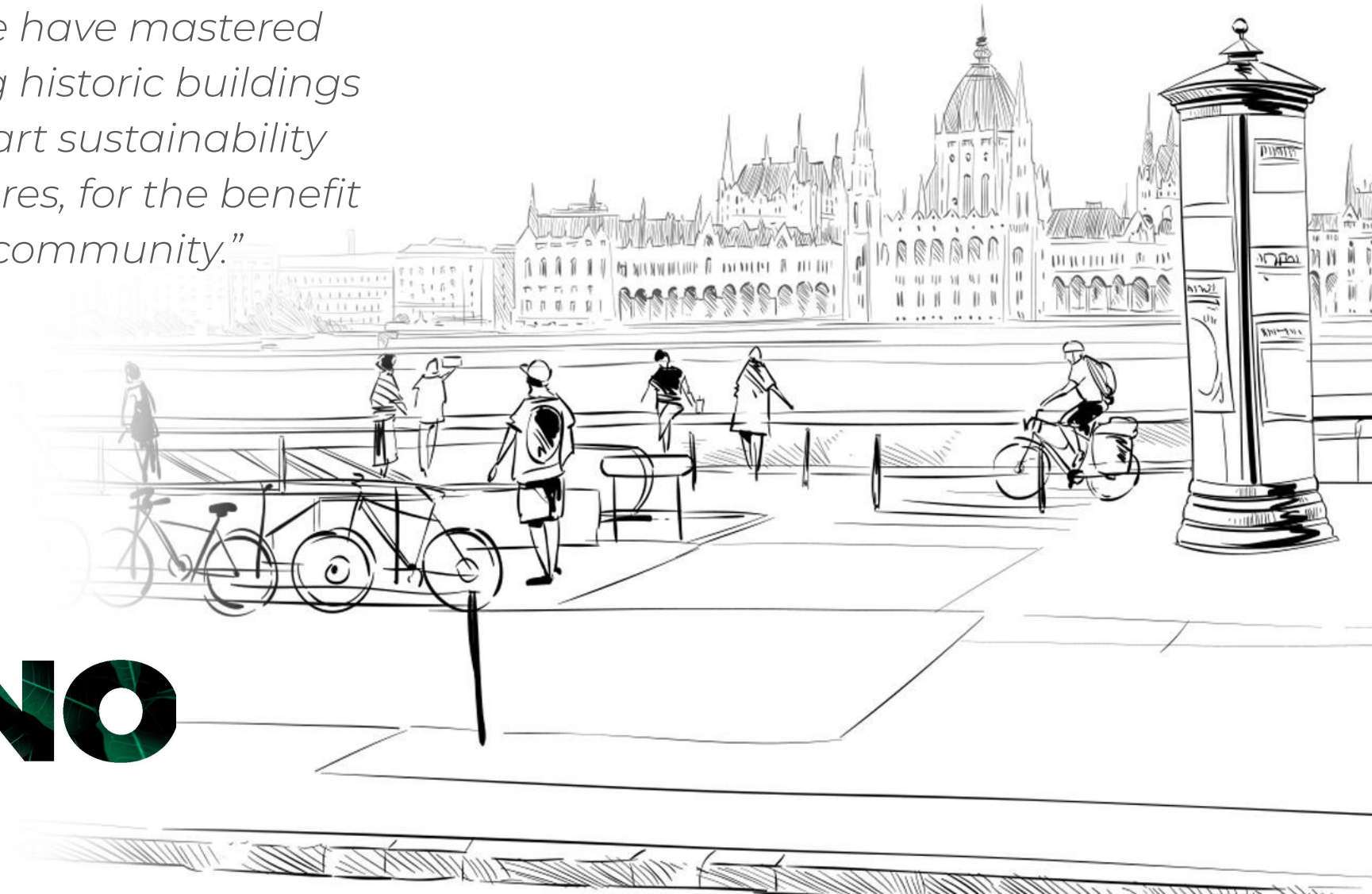
CODIC

“Preserving the past, fueling the future: Codic's passion is for preservation in action. We have mastered the art of saving and reviving historic buildings of character by state-of-the-art sustainability and energy efficiency measures, for the benefit of our tenants and the local community.”

Kornél Kalapács

Country Manager, CODIC Hungary

MODIANO





FROM ART DECO TO NET ZERO

MODIANO

TIMELESS TRANSFORMATION

- Budapest HQ of the Modiano rolling paper manufacturing company in 1931, the factory operated for 15 years
- It was famous for collaborating with contemporary Hungarian graphic artists for its advertisements
- prime example of value preservation , the Art Deco masterpiece reimaged into a high-end, energy-efficient office space



CODIC

MODIANO

UPGRADE TO THE TOP TIER IN MODIANO



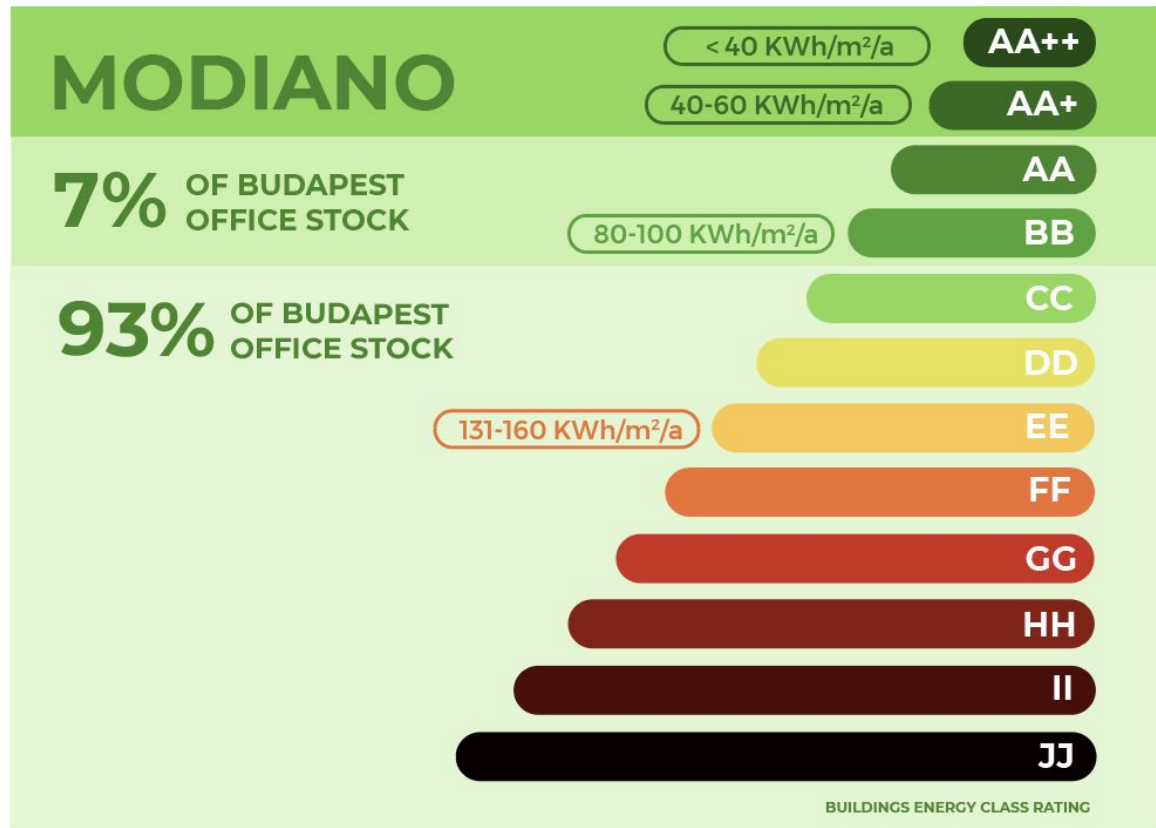
The first office building in Hungary to achieve the highest energy class rating.

Less than half a percent of certified properties reach this prestigious level, officially known as "Minimum Energy Requirement".

Be at the forefront of sustainability and efficiency by choosing Modiano.



SETTING THE BAR WITH NEW STANDARDS

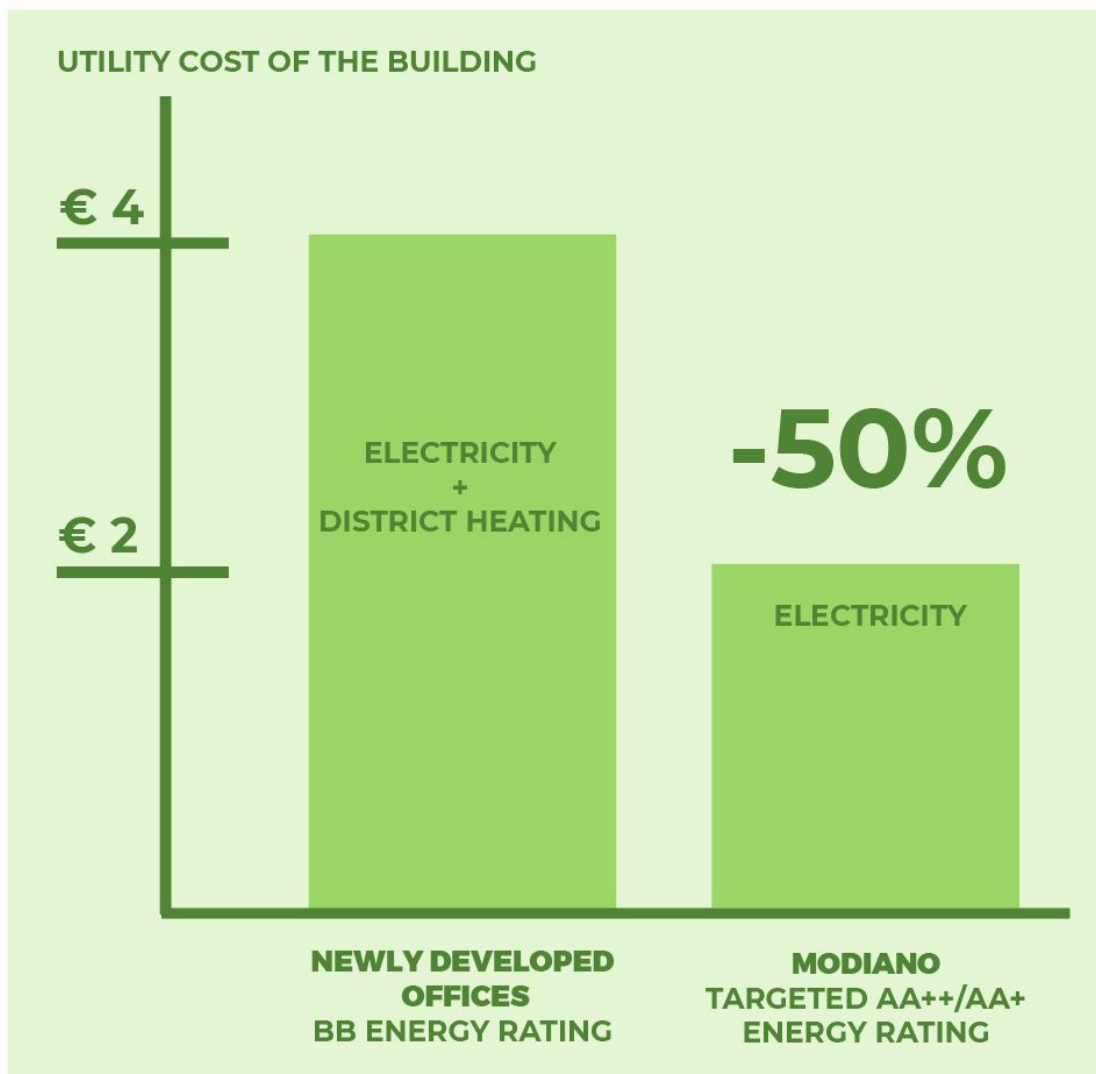


What does this mean to you?

You'll enjoy the **lowest energy cost** available on the market **cutting energy consumption in half** compared to the new office buildings and delivering even more significant savings compared to older buildings.

MODIANO

CUT YOUR UTILITY COST IN HALF



What does this mean to you?

You'll enjoy the **lowest energy cost** available on the market **cutting energy consumption in half** compared to the new office buildings and delivering even more significant savings compared to older buildings.

MODIANO

EFFICIENCY AT ITS FINEST



air heat pumps and in total more than 10 km ground-source heat pumps supply the energy for the total heating and cooling of the building



more than 150 solar panels



rainwater used for irrigation and toilet flushing



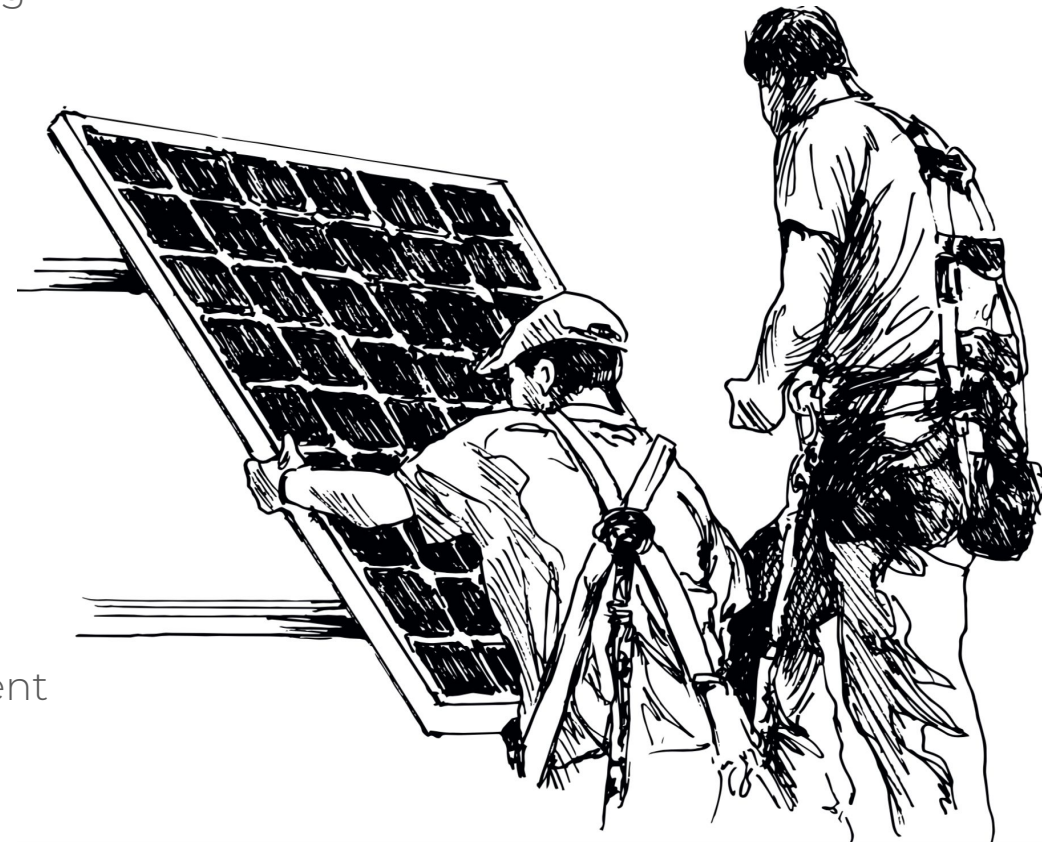
external shading on the sun-impacted façade



ventilation of garages with recycled fresh air



landscaped courtyard and green roof for a pleasant environment



MODIANO'S COMMITMENT TO SUSTAINABILITY

ACHIEVE YOUR SUSTAINABLE BUSINESS GOALS

What we can offer?

- ✓ no gas or district heating used in the building only electrical supply to reduce the carbon footprint
- ✓ possibility of net-zero workplace with zero carbon footprint upon tenants' request by using green, renewable electric power
- ✓ carefully designed and monitored building system to maximize the efficiency, to reduce extra operating and utility cost



MODIANO



CONCEPT and DESIGN



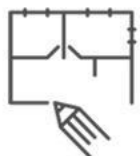
CONSTRUCTION



GREEN LEASE



TENANT
DESIGN



FIT-OUT WORKS



BUILDING
OPERATION



An **energy consultant** supervises the entire lifecycle, from planning to operation.



MODIANO

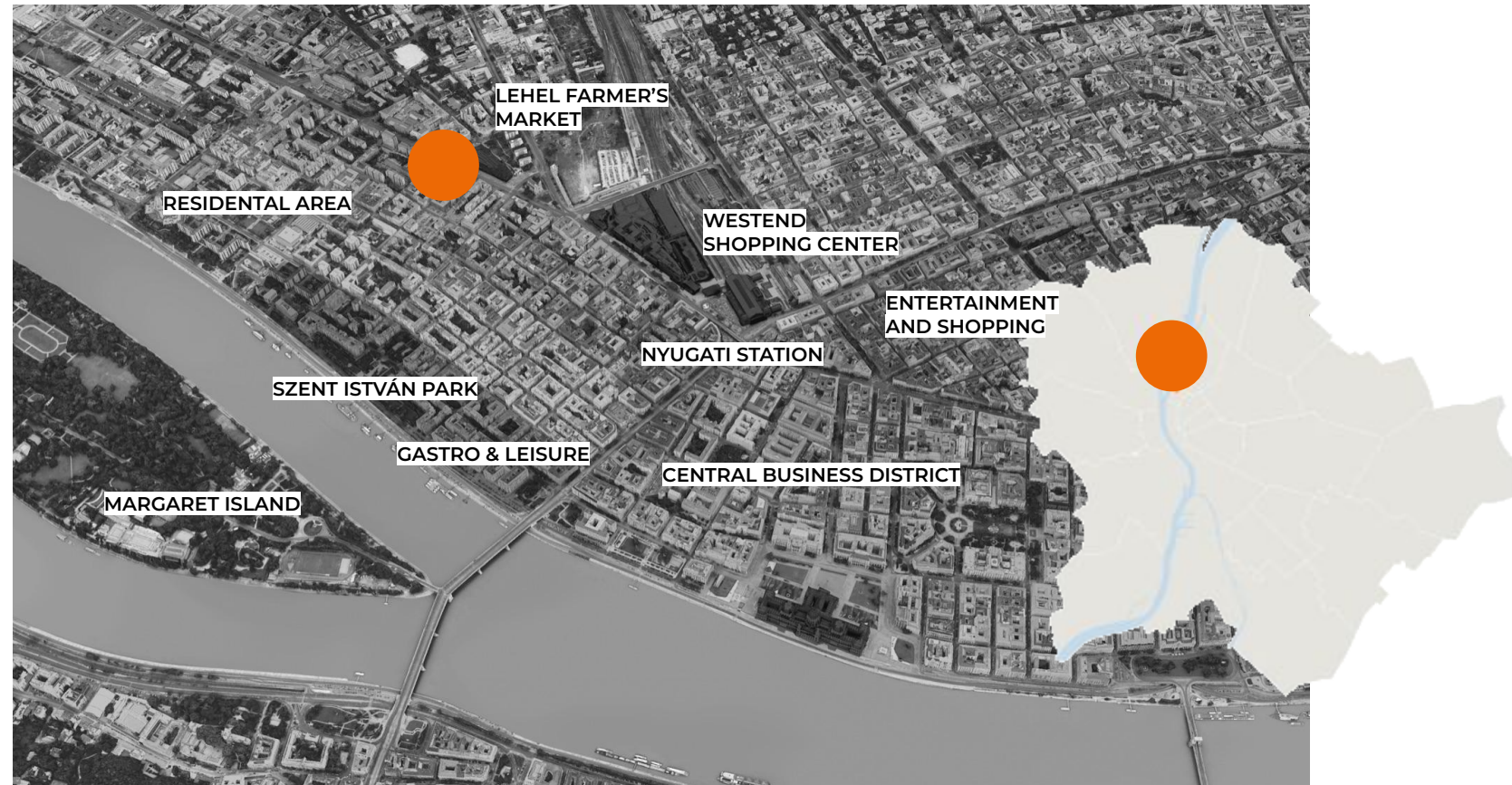


CODIC

CONVENIENCE OF CONNECTIVITY

The one and only new office development in 2025 on the border of the CBD, in Budapest's most on-demand office location

Connected by the M3 metro line, Modiano is within easy reach of many other subway lines and stations particularly the ultra-convenient M3 metro line, which has a stop right in front of Modiano's main entrance.



UNBEATABLE ACCESS

The building boasts a prime location, situated directly at the M3 Lehel tér metro station and on the edge of the central business district.

Modiano affords unparalleled accessibility to multiple modes of transportation, including the Western Railway Station, major public transportation hubs and bike lanes, making it highly convenient for commuters.



- METRO M3**
Lehel tér metro station right at the entrance of the building.
- TRAM**
No. 4-6 and 14
- RAILWAY LINK**
Nyugati train station 5' walk
- BUS**
Lehel tér: No. 15&115
- TROLLEY**
No. 76
- CAR**
Located on Budapest's main arterial road Váci út offers access through the city
- AIRPORT**
Within 35' by car
- BIKE LANE**

STEPS AWAY FROM SERVICES

The combination of location, services and amenities allows for the perfect balance of work, lifestyle and leisure, making Modiano stand out among its peers.

Modiano's location offers a variety of services and amenities to make the most of your time: wide range of options for business lunch, running errands, or enjoying a pleasant dinner. Situated at the edge of the city center, Modiano is in close proximity to an array of facilities.



Lehel farmer's market



Pozsonyi street



Westend Shopping Center

AMENITIES AT YOUR DOORSTEP



The best places to eat and meet: DUNA PARK, UNO MÁŠ, KIS KAKUKK, BABKA, GABY'S, BROOKLYN BAGEL, TÖKMAG, FRIDA, MOSELLEN



Perfect coffee break spots: SARKI FÜSZERES, BABKA DELI



SPAR, WESTEND, LEHEL FARMERS' MARKET



OTP BANK/ATM



MOL PETROL STATION



PHARMACY



Parking possibility in the vicinity and also on the neighboring streets



CROWNE PLAZA HOTEL **** to accommodate your guests





AREA SCHEDULE

AREA SCHEDULE

Office spaces – designed
to inspire

Modiano combines prime office space on 7 levels with private terraces, designed around a peaceful inner courtyard to promote an inspiring and productive atmosphere. The building offers excellent visibility towards Váci road.

The combination of the refurbished protected facade and the new glazed surfaces allow tons on natural daylight fall into the office area.

Building Common Area Ratio: 6.15%

OFFICE			
FLOOR	NLA	GLA	TERRACE
6	680	720	91
5	1,823	1,930	92
4	2,108	2,232	17
3	2,115	2,240	17
2	2,230	2,361	17
1	2,230	2,361	17
0	1,219	1,291	INTERNAL GARDEN
TOTAL OFFICE	12,405	13,135	251
RESTAURANT	347	347	
RETAIL	104	104	
STORAGE 641 m ²			
BIKE RACKS 116			
PARKING 176P			

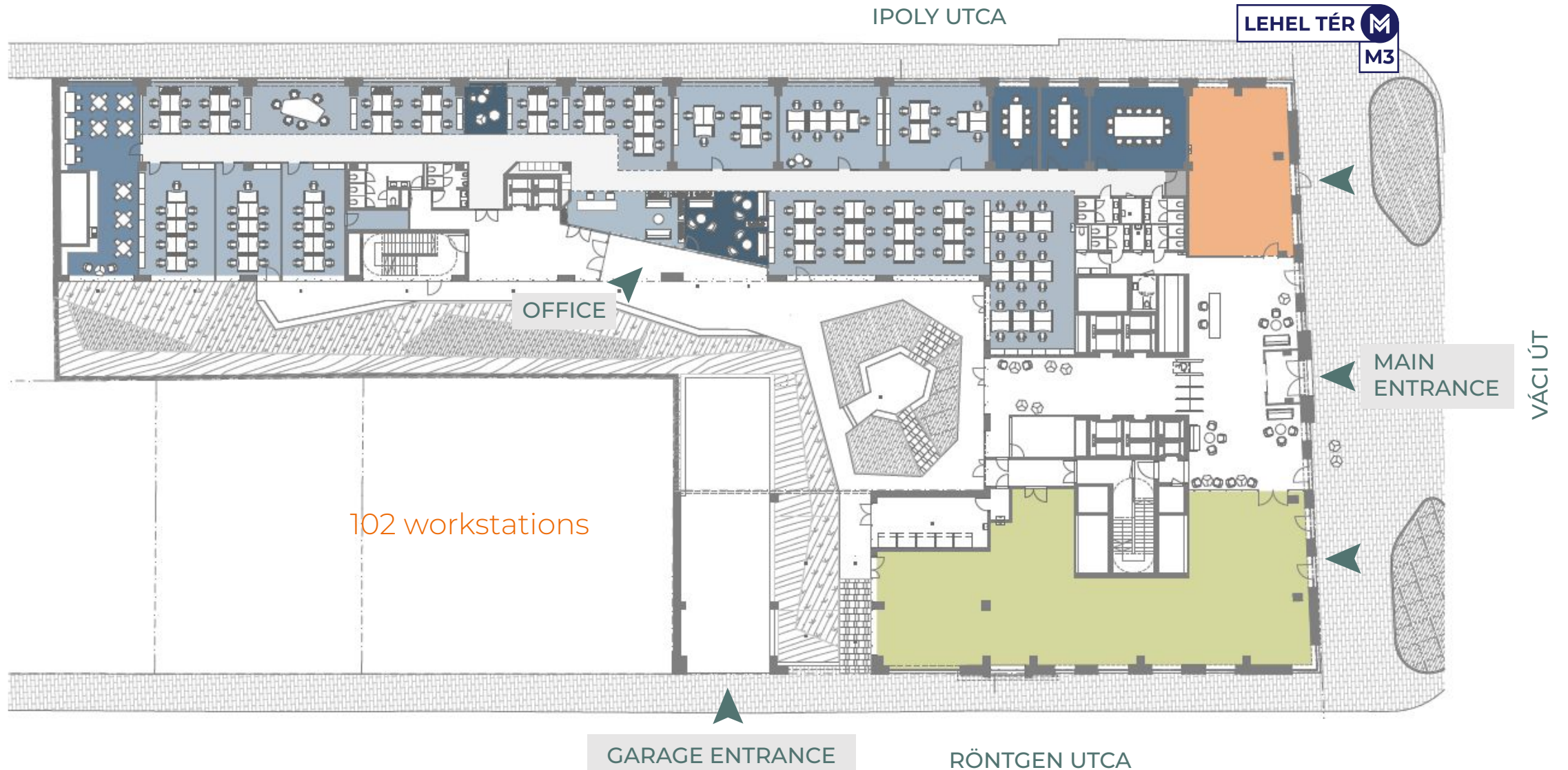


MODIANO



MODIANO

GROUND FLOOR



OPEN OFFICE



130 workstations

CELLULAR OFFICE



86 workstations

MULTI-TENANT LAYOUT

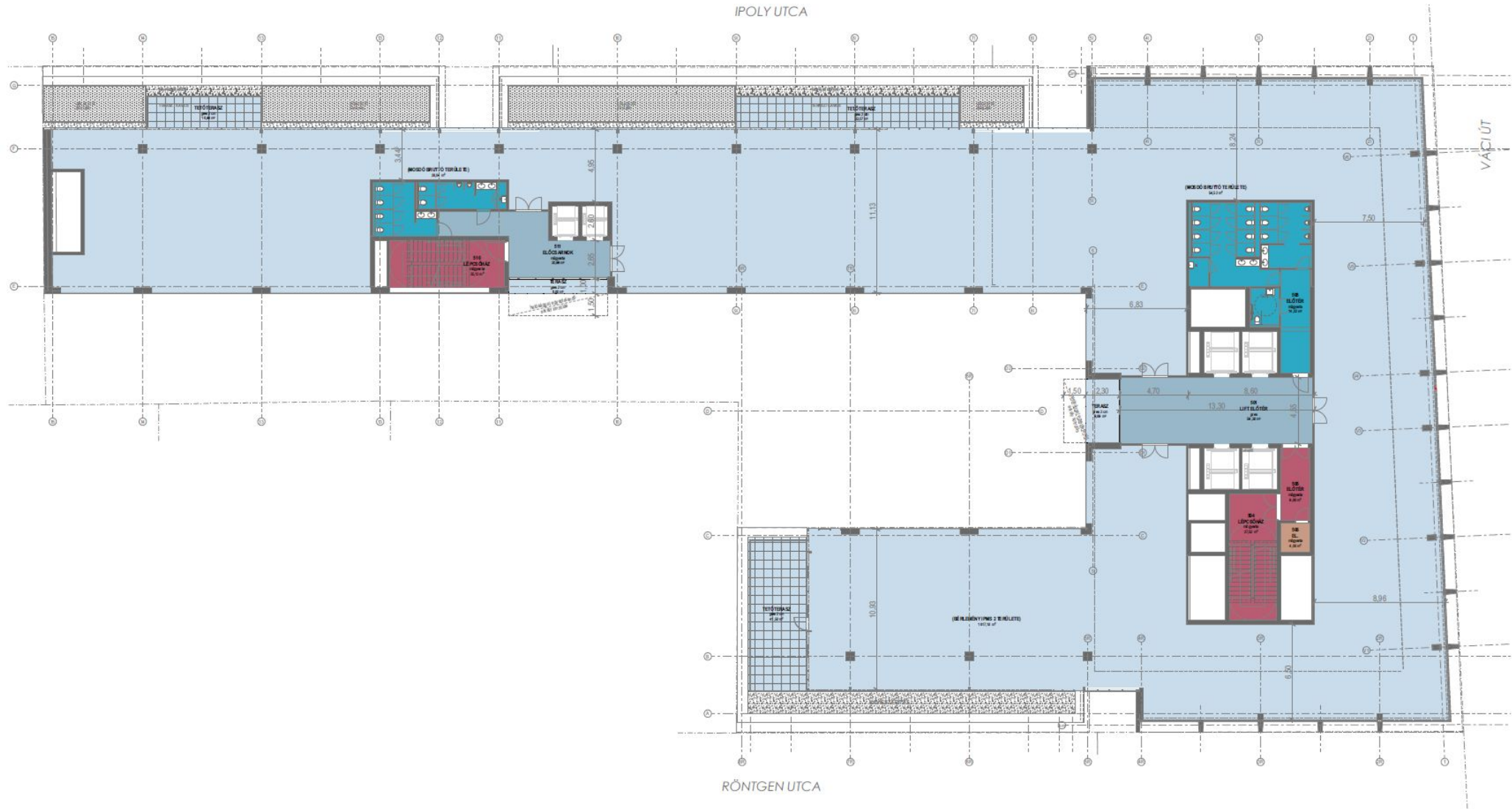
A 26 workstations, approx 380 sqm

B 38 workstations, approx 490 sqm

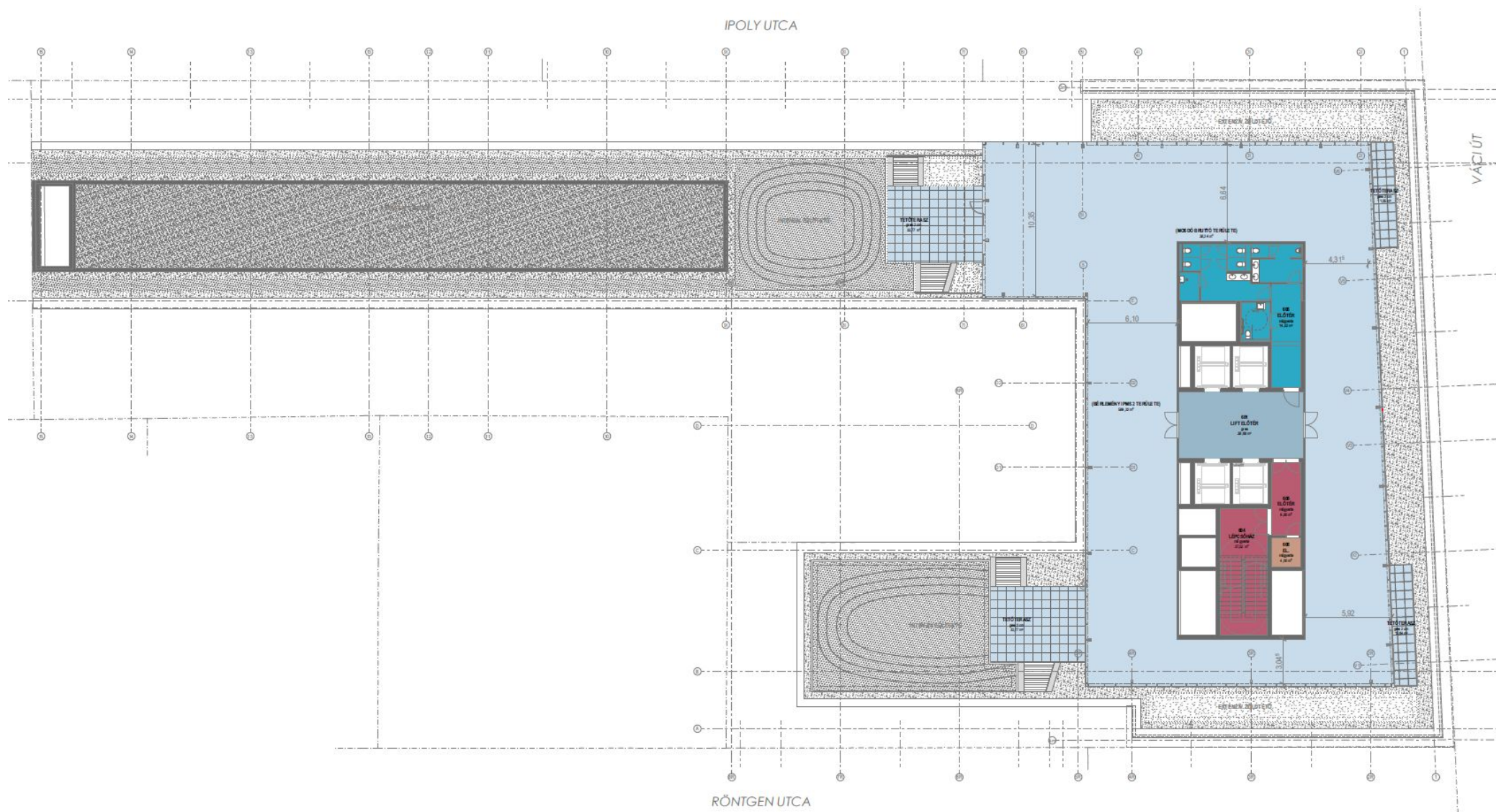
C 21 workstations
approx 380 sqm



5th FLOOR



6th FLOOR





TECHNICAL SPECIFICS

CERTIFICATIONS

Target AA++,

Designed to meet the requirements of a **BREEAM Excellent** certification, **Access4You** certification making everyday life easier for people with special needs at the workplace



BREEAM®
EXCELLENT



EFFICIENCY

- 156 solar panels
- Air- and geothermal heat pumps
- Cooling and fresh air with efficient chilled beams, heating with radiators
- Minimum solar heat gain with the combined effect of a super selective glass and the external shading
- LED lights with brightness control and motion sensor
- Office area consumption measured by sub-meters

SAFETY

- On-site reception
- Speed gates
- Security cameras in the common areas
- Dual power supply

HEALTH MEASURES

- Increased safety and sanitary measures
- Touchless access
- Disinfected fresh air

UNDERGROUND

- Electric car chargers
- Bike racks
- Showers and changing rooms
- Dedicated storages

OFFICES

- 47m³/h/person fresh air supply for office with a seating density of 8.5 m²/person
- Average 2.8m internal height in the office area
- Wi-fi in the common areas
- Tranquil internal garden and dedicated terraces
- Wet blocks are part of the common area
- 5 elevators, 1 freight elevator, 1 visitor elevator

MODIANO



CODIC

ROYAL HAMILIUS, LUXEMBOURG

CODIC GROUP

Operating as a real estate developer since 1970, the Group focuses its developments on multifunctional projects, offices, and retail. Each of its projects shares the same concern for the best location, the quality of programming, a clear architectural identity, the use of high technology, beautiful landscaping, and the engagement of sustainable development.

CODIC continues to refine its know-how in Hungary, Belgium, France, the Grand Duchy of Luxembourg and Spain.

RÉSONANCE, PARIS



STEP-UP, BARCELONA



CHANCELIER, BRUSSELS



THE VIEW, LUXEMBOURG



CODIC HUNGARY

“Value beyond the walls”

CODIC Hungary, a subsidiary of CODIC International specializes in mixed-use developments. The company has been operating in Hungary since 2007 and is one of the top privately owned real estate developers in the country.

We are dedicated to reimagining our buildings: to reduce their environmental footprint, maximize their energy efficiency, and balance their impact in line with the much-needed drastic measures towards net zero. Our mission is to create an ecosystem for the development of green, smart, and sustainable properties and to support our tenants with hands-on solutions. We support ESG compliance, carbon neutrality, and our tenants' green initiatives.

Our value-based developments feature new-generation developments with state-of-the-art facilities that enhance function, restore character, and preserve style.

We are defined by bespoke design and uncompromising quality.



CODIC HUNGARY IN NUMBERS

36.500 sqm of offices delivered

300 premium apartments

17.200 sqm office space under development

HOMEWORK, BUDAPEST



KRISZTINA PALACE, BUDAPEST



GREEN COURT, BUDAPEST

